

Location: Homecroft Farm, Church Lane			Site Reference: EW1+EW2			
Settlement: Ewshot			Area (ha): 0.41 + 0.24			
Opportunity presented EW1 – plant and demolition company, ‘Cranston Brothers’ operating out of old agricultural barn. Remainder of the site comprises a gently sloping paddock. EW2 is a paddock which slopes to the east and out of the settlement boundary. LDA study			Market appraisal / economic viability Strong market for private and affordable housing. No obvious constraints to question economic viability.			
			Sustainability appraisal Site situated in the village of Ewshot which has very limited facilities and services and already contains a significant out-commuting population from the village to job opportunities elsewhere in neighbouring Fleet, Farnborough and beyond.			
Policy issues / Constraints The small business operating out of EW1, whilst unsightly and containing open storage of plant and machinery, provides a source of rural employment. Redevelopment of this site would remove these opportunities and go against the objective of securing self sufficient village settlements. It is not understood why the settlement boundary in the Local Plan has been drawn to include this previously undeveloped land (fields) on both sides of the road, which provide an attractive setting in the village. It is recommended therefore, that in the context of a future local plan review, consideration is given to redefining the boundary and that these sites be excluded from within the settlement. In the meantime however, since they fall within the settlement boundary, it has been considered by this study for potential housing capacity for which there is no specific planning policy constraining the site from development in principle. In addition, the Council may wish to reconsider the inclusion of Ewshot in this study, since it has no services, and may on reflection, be unsuitable for further housing development.						
Conclusions prospects/ justification/		Presents an opportunity to maximise the use of land within the currently defined boundaries of Ewshot				
<u>Yield – as suggested by PPG3</u>			<u>Time frame</u>			<u>Recommendation</u> Yield / Period for inclusion in Urban Capacity Study / Local Plan
High 50dph	Medium 40dph	Low 30dph	0-5 years	5-10 years	10-15 years	23 dwellings based on LDA study. This removes the small plant machinery business operating on EW1. If this is retained, the yield will reduce to 18 dwellings.
32	26	20	0	23	0	
Requirements to move to higher yield Council to accept high density in a village settlement, adjacent to medium/low density.			Requirements to move to earlier period/comments Site assembly requirements mean it is unlikely that development will take place within 5 years.			



EW1 and EW2 - Church Lane, Ewshot

